

WEST SUBCOMMITTEE MINUTES
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
November 19, 2009, 7:00 P.M.

1. CALL TO ORDER – 7:15
2. DETERMINATION OF MEMBERS PRESENT – Consideration Will be Given to Members Who Have Missed Consistently. They Will Be Removed And Will Need to Reapply for Membership.

Members Present: Kristi Mansolf, Chair; George Boggs, Dennis Grimes, Jeff Lachine, Kareen Madden

Visitors: Lee Vance and Associate; Chris Brown; Mr. and Mrs. Ballantine

3. ANNOUNCEMENTS – None
4. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – None

Action Items:

5. P08-017, Spirit of Joy Lutheran Church, Highland Valley Rd. and Hwy 67, 8.6 acres. Request Exception for Height of the Bell Tower from 35 ft. to 55 ft., Danskin, Representative – No one was present to represent the project.
6. TM 5329, AD 03-058, S03-053, Mt. Woodson, The Gallery. 84 acres, 22 Residential lots, 3 Open Space lots, 1.5 acre minimum lot size. 17 and 18 General Plan Designation, and Scenic Designator Apply. Project Access to Be off Hwy 67. Vance, Representative

Mr. Vance said the project was last seen by the RCPG in September of 2003. In 2003, only 1 access was required. Now 2 accesses are required per the Wildland Fire Ordinance. There is no boundary between the proposed project and Mt. Woodson development. There are discussions with the HOA to obtain secondary access through Mt. Woodson. They are also negotiating with Cal Fire to use their access 24/7. To do this, they have to talk to the Cal Fire office in Sacramento. There will be an access off Hwy 67. The Hwy 67 access crosses the drainage that runs along Hwy 67. In 2003, specific Resource Protection Ordinance (RPO) studies were required. The County has since modified the RPO and different requirements apply.

The site is 84 acres. They are proposing 22, 1.5 acre lots, and 2 open space lots. Lot averaging is permitted for the site. They will have to address air quality, stormwater management, biology, fire issues and archaeology. 32,000 cubic yards of dirt will be

moved on site. Roads will not be gated. They are not currently in the sewer district, but plan to be.

No concerns were presented.

MOTION: TO APPROVE THE CONCEPT OF THE PROJECT.

Upon motion made by George Boggs and seconded by Kareen Madden, the Motion passed 5-0-0-0-0.

7. Montecito Ranch, SP 01-001, GPA 04-013, TM 5250RPL.
935 Acres, 417 Homes. Access off Ash St., Chris Brown, Proponent

Mr. Brown said the project is 935 acres. Large contiguous blocks of open space will be preserved. Mr. Brown showed the trails, pathways and horse lots on the map. County Parks could manage the open space, or an Assessment District could be set up. A number of improvements to roads and intersections are part of the project. The smallest lots will be one-half an acre. The horse lots will be bigger. The breakdown and range of lots is: 372 lots are .5 to $\frac{3}{4}$ acre; 33 lots are $\frac{3}{4}$ to 1 acre; 8 lots are 1 to 1.5 acres; 4 lots are larger. There will be 7.4 miles of trails that are open to the public; 20 acres of community parks; a ball field, soccer field or maybe a skate park; and an 8.3 acre fully developed park. The roads will go in first. The existing ranch house will be preserved.

The staging area will have a square pen, a round pen, a picnic area, a riding arena and wash down racks. The HOA will manage the staging area.

The project will have a wastewater reclamation facility (wrf). The project is not in the sewer district, but is required to either hook up to sewer or have a wrf. For the wrf, they have to have 84 days of wet weather storage. It will take 260 acre feet a year to water everything. The wrf will provide 180 acre feet of reclaimed water per year. A County Sanitation District can be set up to run the wrf under Policy I-78. Dudek or a business similar to Dudek could be contracted with. The Board of Supervisors will decide which option will be required. The facility would be basic. Title 22 water standards apply. Everything would be developed according to the current requirements.

The Chamber supports the project. The SA 330 has been removed from the project. The owner has completed a wetland re-creation project on site. The SA 603 was deleted. The road will be moved 10 feet away from Copper Meadows. The road will have 60 feet of right of way with 40 feet developed. Montecito Way is a light collector. For Ash, the left turn will be signalized. There will be crosswalks. There will be a trail on the north side of Ash with split rail fences. Ash is a rural collector. Along the left side of the road will be curb and gutter.

There are plans to donate the land for a 500 person charter high school. The RUSD is not interested in the site at this time.

Mr. Brown presented the Fire Department letter for the project, showing that the Fire Protection Plan was accepted by the Fire Department.

Mr. Grimes asked about the cost benefit of the wrf and the project hooking up to the sewer? Would the facility function in 50 years?

Mr. Brown said the cost to hook up to the sewer is \$20 million. The cost of a wrf is \$6 million. The facility will still be functioning in 50 years.

Mr. Lachine said that the sewer has a long term benefit the homeowners will absorb. He felt a bad precedent is being made by having a wrf, and a public utility is being undermined.

Mr. Brown said there will be reclaimed water. \$20 million is too much to ask to hook up to the sewer. Mr. Brown said they will start with developing the roads. It will be 2020 before the project is built.

Mr. Grimes said sewer – a long term utility, is safer for the community.

Ms. Mansolf asked about the 1 million gallon water tank that was to be on an adjoining property – has it been relocated?

Mr. Brown said it hasn't been relocated, but there is an alternate place it could go if no agreement is reached with the owners of the property.

Mr. Lachine said the sewer hookup versus the wrf should be considered over the lifetime of the structure. When amortized over the life of the structure, the cost of hooking up to sewer is nominal. He would rather see the project hooked up to the sewer.

Mr. Grimes wanted to see the school site retained for the future use of the RUSD. He has long term concerns about allowing a package treatment plant for this project.

Mr. Boggs wanted a fire station to be considered in the vicinity of Montecito Rd. and Montecito Way, possibly as a joint venture between the RAC and the Montecito Ranch project. This would be desirable to provide a better response time to serve the project rather than having emergency vehicles come from Station 80.

MOTION: TO SEND COMMENTS.

Upon motion made by Kareen Madden and seconded by George Boggs, the Motion passed 5-0-0-0-0.

8. Corrections/Approval to the Minutes 9-24-09

9. Adjournment

Respectfully submitted,

Kristi Mansolf